

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF MICHIGAN

**CHAPTER 7 TRUSTEE'S FINAL ACCOUNT AND DISTRIBUTION REPORT
CERTIFICATION THAT THE ESTATE HAS BEEN FULLY ADMINISTERED
AND APPLICATION TO BE DISCHARGED (TDR)**

Daniel C. Himmelstach, chapter 7 trustee, submits this Final Account, Certification that the Estate has been Fully Administered and Application to be Discharged.

1) All funds on hand have been distributed in accordance with the Trustee's Final Report and, if applicable, any order of the Court modifying the Final Report. The case is fully administered and all assets and funds which have come under the trustee's control in this case have been properly accounted for as provided by law. The trustee hereby requests to be discharged from further duties as a trustee.

2) A summary of assets abandoned, assets exempt, total distributions to claimants, claims discharged without payment, and expenses of administration is provided below:

Assets Abandoned: <i>(without deducting any secured claims)</i>	\$691,000.00	Assets Exempt:	NA
Total Distributions to Claimants:	\$4,294.76	Claims Discharged Without Payment:	NA
Total Expenses of Administration:	\$35,453.14		

3) Total gross receipts of \$39,747.90 (see **Exhibit 1**), minus funds paid to the debtor(s) and third parties of \$0.00 (see **Exhibit 2**), yielded net receipts of \$39,747.90 from the liquidation of the property of the estate, which was distributed as follows:

	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
Secured Claims (from Exhibit 3)	\$0.00	\$1,334.25	\$1,334.25	\$1,334.25
Priority Claims:				
Chapter 7 Admin. Fees and Charges (from Exhibit 4)	NA	\$35,453.14	\$35,453.14	\$35,453.14
Prior Chapter Admin. Fees and Charges (from Exhibit 5)	NA	\$0.00	\$0.00	\$0.00
Priority Unsecured Claims (From Exhibit 6)	\$0.00	\$0.00	\$0.00	\$0.00
General Unsecured Claims (from Exhibit 7)	\$87,385.88	\$10,287.33	\$10,287.33	\$2,960.51
Total Disbursements	\$87,385.88	\$47,074.72	\$47,074.72	\$39,747.90

4). This case was originally filed under chapter 7 on 11/08/2018. The case was pending for 18 months.

5). All estate bank statements, deposit slips, and canceled checks have been submitted to the United States Trustee.

6). An individual estate property record and report showing the final accounting of the assets of the estate is attached as **Exhibit 8**. The cash receipts and disbursements records for each estate bank account, showing the final accounting of the receipts and disbursements of estate funds is attached as **Exhibit 9**.

Pursuant to Fed R Bank P 5009, I hereby certify, under penalty of perjury, that the foregoing report is true and correct.

Dated: 08/06/2020

By: /s/ Daniel C. Himmelstapch
Trustee

STATEMENT: This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

**EXHIBITS TO
FINAL ACCOUNT**

EXHIBIT 1 – GROSS RECEIPTS

DESCRIPTION	UNIFORM TRAN. CODE	AMOUNT RECEIVED
115 N. Monroe	1110-000	\$7,123.00
1705 Hudson, Essexville-Empty Lot	1110-000	\$8,707.38
805 Ninth St	1110-000	\$8,000.00
Chemical Bank Checking 2445	1122-000	\$658.29
Rents	1122-000	\$13,437.08
Property Taxes	1290-000	\$1,822.15
TOTAL GROSS RECEIPTS		\$39,747.90

The Uniform Transaction Code is an accounting code assigned by the trustee for statistical reporting purposes.

EXHIBIT 2 – FUNDS PAID TO DEBTOR & THIRD PARTIES

NONE

EXHIBIT 3 – SECURED CLAIMS

CLAIM NUMBER	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
	Property Taxes to City of Bay City Treasurer	4700-000	\$0.00	\$1,334.25	\$1,334.25	\$1,334.25
TOTAL SECURED CLAIMS			\$0.00	\$1,334.25	\$1,334.25	\$1,334.25

EXHIBIT 4 – CHAPTER 7 ADMINISTRATIVE FEES and CHARGES

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
Trustee Compensation p/o 5/5/20, Trustee	2100-000	NA	\$4,724.79	\$4,724.79	\$4,724.79
Trustee Expenses p/o 5/5/20, Trustee	2200-000	NA	\$713.75	\$713.75	\$713.75
Insurance Partners Agency, Inc.	2300-000	NA	\$6.22	\$6.22	\$6.22
Account Number 007535830	2420-000	NA	\$152.46	\$152.46	\$152.46
Account Number 007535831	2420-000	NA	\$140.72	\$140.72	\$140.72
Account Number 007936116	2420-000	NA	\$62.32	\$62.32	\$62.32
Account Number 007936117	2420-000	NA	\$104.15	\$104.15	\$104.15
City of Bay City	2420-000	NA	\$559.06	\$559.06	\$559.06
Future Insurance	2420-000	NA	\$224.24	\$224.24	\$224.24

Agency Inc					
Future Insurance Agency Inc.	2420-000	NA	\$92.65	\$92.65	\$92.65
Invoice No. 096577	2420-000	NA	\$798.75	\$798.75	\$798.75
Invoice No. 096601	2420-000	NA	\$420.00	\$420.00	\$420.00
Invoice No. 096636	2420-000	NA	\$137.50	\$137.50	\$137.50
Invoice No. 096678	2420-000	NA	\$325.00	\$325.00	\$325.00
Invoice No. 096679	2420-000	NA	\$200.00	\$200.00	\$200.00
Invoice No. 096729	2420-000	NA	\$50.00	\$50.00	\$50.00
Future Insurance Agency Inc	2420-750	NA	\$492.55	\$492.55	\$492.55
Title Insurance	2420-750	NA	\$317.00	\$317.00	\$317.00
County Transfer Tax to Register of Deed	2500-000	NA	\$25.85	\$25.85	\$25.85
Delinq. lien to 19 Winter Tax to City/Township Treasurer	2500-000	NA	\$642.51	\$642.51	\$642.51
Delinquent 2017 Taxes to Bay City Treasurer	2500-000	NA	\$618.47	\$618.47	\$618.47
Delinquent 2018 Taxes to Bay County Treasurer	2500-000	NA	\$606.90	\$606.90	\$606.90
Four (4) Weeding Cutting Invoices to City/Township Treasurer	2500-000	NA	\$596.00	\$596.00	\$596.00
Order approving sales to Register of Deeds	2500-000	NA	\$30.00	\$30.00	\$30.00
Owner's Title Insurance to Crossroads Title Agency	2500-000	NA	\$618.25	\$618.25	\$618.25
Property Taxes to City of Essexville Treasurer	2500-000	NA	\$475.39	\$475.39	\$475.39
Property Taxes to City/Township Treasurer	2500-000	NA	\$1,223.07	\$1,223.07	\$1,223.07
Record Order to Register of Deed	2500-000	NA	\$30.00	\$30.00	\$30.00
Recorded Order to Register of Deeds	2500-000	NA	\$30.00	\$30.00	\$30.00
Settlement/Closing Fee to Crossroads Title Agency	2500-000	NA	\$300.00	\$300.00	\$300.00
State Transfer Tax to Register of Deed	2500-000	NA	\$52.50	\$52.50	\$52.50
State Transfer Tax to	2500-000	NA	\$123.75	\$123.75	\$123.75

Register of Deeds					
Utility Acct to 101803621-12 to City/Township Treasuer	2500-000	NA	\$392.80	\$392.80	\$392.80
Utility Acct. 10180362-11 to City/Township Treasuer	2500-000	NA	\$1,072.37	\$1,072.37	\$1,072.37
Utility Act 101704562-29 to City of Bay City Utility	2500-000	NA	\$1,607.60	\$1,607.60	\$1,607.60
Utility Act 101704562-30 to City of Bay City Utility Dept.	2500-000	NA	\$392.80	\$392.80	\$392.80
Isabella Bank	2990-000	NA	\$1,300.00	\$1,300.00	\$1,300.00
Daniel C. Himmelsbach, Attorney for Trustee	3110-000	NA	\$7,120.00	\$7,120.00	\$7,120.00
Special Counsel Compensation , Special Counsel for Trustee	3210-600	NA	\$1,032.50	\$1,032.50	\$1,032.50
Special Counsel Expenses, Special Counsel for Trustee	3220-610	NA	\$141.22	\$141.22	\$141.22
\$1,250.00 Listing Agent Commission and \$1,250.00 Selling Agent Commission., Realtor for Trustee	3510-000	NA	\$2,500.00	\$2,500.00	\$2,500.00
Commission - Listing Agent to MDL Realty, Realtor for Trustee	3510-000	NA	\$1,250.00	\$1,250.00	\$1,250.00
Commission - Selling Agent to Keller William, Realtor for Trustee	3510-000	NA	\$1,250.00	\$1,250.00	\$1,250.00
Realtor Commission - Listing Agency to MDL Realty, Realtor for Trustee	3510-000	NA	\$2,500.00	\$2,500.00	\$2,500.00
TOTAL CHAPTER 7 ADMIN. FEES AND CHARGES		NA	\$35,453.14	\$35,453.14	\$35,453.14

EXHIBIT 5 – PRIOR CHAPTER ADMINISTRATIVE FEES and CHARGES

NONE

EXHIBIT 6 – PRIORITY UNSECURED CLAIMS

NONE

EXHIBIT 7 – GENERAL UNSECURED CLAIMS

CLAIM NUMBER	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
1	CONSUMERS ENERGY COMPANY	7100-000	\$5,040.08	\$5,040.08	\$5,040.08	\$1,450.44
2	Krystal C. Danielak	7100-000	\$3,159.00	\$3,159.15	\$3,159.15	\$909.15
3	CONSUMERS ENERGY COMPANY	7100-000	\$2,088.10	\$2,088.10	\$2,088.10	\$600.92
	Bay County Treasurer	7100-000	\$574.00	\$0.00	\$0.00	\$0.00
	Chemical Bank	7100-000	\$0.00	\$0.00	\$0.00	\$0.00
	City of Bay City Treasurer	7100-000	\$1,714.00	\$0.00	\$0.00	\$0.00
	City of Essexville	7100-000	\$479.00	\$0.00	\$0.00	\$0.00
	City of Essexville	7100-000	\$5,438.70	\$0.00	\$0.00	\$0.00
	Fifth Third Bank	7100-000	\$0.00	\$0.00	\$0.00	\$0.00
	First Horizon Home Loans	7100-000	\$0.00	\$0.00	\$0.00	\$0.00
	Independent Bank	7100-000	\$0.00	\$0.00	\$0.00	\$0.00
	Isabella Bank	7100-000	\$0.00	\$0.00	\$0.00	\$0.00
	Nationstar/Mr. Cooper	7100-000	\$0.00	\$0.00	\$0.00	\$0.00
	Phh Mortgage Service	7100-000	\$0.00	\$0.00	\$0.00	\$0.00
	Thomas & Stacy Mulholland	7100-000	\$68,873.00	\$0.00	\$0.00	\$0.00
	Thomas Township	7100-000	\$20.00	\$0.00	\$0.00	\$0.00
TOTAL GENERAL UNSECURED CLAIMS			\$87,385.88	\$10,287.33	\$10,287.33	\$2,960.51

FORM 1
INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
ASSET CASES

Page No: 1

Exhibit 8

Case No.: 18-22136-DSO

Case Name: TRIUMVIRATE INVESTMENT PROPERTIES, LLC

For the Period Ending: 8/6/2020

Trustee Name:

Daniel C. Himmelsbach

Date Filed (f) or Converted (c):

11/08/2018 (f)

§341(a) Meeting Date:

12/17/2018

Claims Bar Date:

08/06/2019

1	2	3	4	5	6	
Asset Description (Scheduled and Unscheduled (u) Property)		Petition/ Unscheduled Value	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA =§ 554(a) abandon.	Sales/Funds Received by the Estate	Asset Fully Administered (FA) / Gross Value of Remaining Assets
Ref. #						
1	Chemical Bank Checking 2445	\$450.00	\$658.29		\$658.29	FA
2	614 Eleventh St	\$50,000.00	\$0.00	OA	\$0.00	FA
Asset Notes: (Abandoned p/o 5/3/19)						
3	700 Eleventh St	\$37,000.00	\$0.00	OA	\$0.00	FA
Asset Notes: (Abandoned p/o 5/3/19)						
4	2320 Fraser St., Bay City	\$45,000.00	\$0.00	OA	\$0.00	FA
Asset Notes: (Abandoned p/o 5/3/19)						
5	317 Howard	\$35,000.00	\$0.00	OA	\$0.00	FA
Asset Notes: (Abandoned p/o 5/3/19)						
6	124 N. Madison	\$48,000.00	\$0.00	OA	\$0.00	FA
Asset Notes: (Abandoned p/o 5/3/19)						
7	115 N. Monroe	\$31,000.00	\$4,424.00		\$7,123.00	FA
8	805 Ninth St	\$40,000.00	\$7,428.00		\$8,000.00	FA
9	215 Spengler	\$110,000.00	\$0.00	OA	\$0.00	FA
Asset Notes: (Abandoned p/o 5/3/19)						
10	305 N. Trumbull	\$40,000.00	\$0.00	OA	\$0.00	FA
Asset Notes: (Abandoned p/o 5/3/19)						
11	406 N. Warner	\$40,000.00	\$0.00	OA	\$0.00	FA
Asset Notes: (Abandoned p/o 2/25/19)						
12	700 Pine, Essexville	\$60,000.00	\$0.00	OA	\$0.00	FA
Asset Notes: (Abandoned p/o 5/3/19)						
13	1609 Prairie St. Essexville	\$50,000.00	\$0.00	OA	\$0.00	FA
Asset Notes: (Abandoned p/o 2/25/19)						
14	21740 Gratiot, Merrill	\$46,000.00	\$0.00	OA	\$0.00	FA
Asset Notes: (Abandoned p/o 5/3/19)						
15	806 W. Belle, St. Charles	\$55,000.00	\$0.00	OA	\$0.00	FA
Asset Notes: (Abandoned p/o 5/3/19)						
16	1705 Hudson, Essexville-Empty Lot	\$25,000.00	\$25,000.00		\$8,707.38	FA
17	229 N. Farragut	\$75,000.00	\$0.00	OA	\$0.00	FA
Asset Notes: (Abandoned p/o 5/3/19)						
18	Rents	\$0.00	\$15,437.00		\$13,437.08	FA
19	Property Taxes (u)	\$0.00	\$0.00		\$1,822.15	FA

TOTALS (Excluding unknown value)

\$787,450.00

\$52,947.29

Gross Value of Remaining Assets

\$39,747.90

\$0.00

Major Activities affecting case closing:

03/15/2019 Realtor appointed February 13, 2019. Several properties abandoned and continuing to liquidate remaining properties, and/or abandon.

12/31/2018 Case open to liquidate real properties.

FORM 1
INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
ASSET CASES

Page No: 2

Exhibit 8

Case No.: 18-22136-DSO

Case Name: TRIUMVIRATE INVESTMENT PROPERTIES, LLC

For the Period Ending: 8/6/2020

Trustee Name:

Daniel C. Himmelspach

Date Filed (f) or Converted (c):

11/08/2018 (f)

§341(a) Meeting Date:

12/17/2018

Claims Bar Date:

08/06/2019

1	2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Value	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA =§ 554(a) abandon.	Sales/Funds Received by the Estate	Asset Fully Administered (FA) / Gross Value of Remaining Assets

Initial Projected Date Of Final Report (TFR): 12/30/2019

/s/ DANIEL C. HIMMELSPACH

Current Projected Date Of Final Report (TFR): 06/30/2020

DANIEL C. HIMMELSPACH

Chapter 7 Trustee

PO Box 5856

Saginaw, MI 48603

Tel: (989) 790-0400

trusteehimmelspach@gmail.com

FORM 2

CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No. 18-22136-DSO **Trustee Name:** Daniel C. Himmelspach
Case Name: TRIUMVIRATE INVESTMENT PROPERTIES, LLC **Bank Name:** Veritex Community Bank
Primary Taxpayer ID #: **-***0556 **Checking Acct #:** *****3601
Co-Debtor Taxpayer ID #: **Account Title:**
For Period Beginning: 11/8/2018 **Blanket bond (per case limit):** \$2,000,000.00
For Period Ending: 8/6/2020 **Separate bond (if applicable):**

1	2	3	4	5	6	7	
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
02/08/2019	(18)	Thomas Mulholland	Rents	1122-000	\$8,188.78		\$8,188.78
02/14/2019	3001	Future Insurance Agency Inc.	Premium for 614 11th Street	2420-000		\$92.65	\$8,096.13
02/27/2019	3002	Future Insurance Agency Inc	2320 Fraser Bay City, MI 48708 Acct No 007936115	2420-750		\$72.11	\$8,024.02
02/27/2019	3003	Future Insurance Agency Inc	317 Howard St. Bay City, MI 48708 Acct. No. 007936117	2420-750		\$53.89	\$7,970.13
02/27/2019	3004	Future Insurance Agency Inc	805 9th Street, Bay City, MI 48708 Acct. No. 00936116	2420-750		\$65.32	\$7,904.81
02/27/2019	3005	Future Insurance Agency Inc	307 N Sherman St. Bay City, MI 48708 Acct. No. 014706062	2420-750		\$60.01	\$7,844.80
02/27/2019	3006	Future Insurance Agency Inc	605 N Wenona St Bay City, MI 48706 504 Fraser St. Bay City, MI 48708 711 N Walnut St. Bay City, MI 48706 Acct. No 011264391	2420-750		\$159.16	\$7,685.64
02/27/2019	3007	Future Insurance Agency Inc	306 W. Hart Bay City, MI 48706 Acct. No. 010527862	2420-750		\$142.07	\$7,543.57
02/27/2019	3008	City of Bay City	614 11th Street Acct. No. 101803539	2420-000		\$113.16	\$7,430.41
02/27/2019	3009	City of Bay City	124 N Madison Ave HSE Acct. No. 101803261	2420-000		\$258.72	\$7,171.69
02/27/2019	3010	City of Bay City	124 N Madison Ave #1 Bay City, MI 48708 Acct. No. 101803309	2420-000		\$187.18	\$6,984.51
03/05/2019	(1)	Triumvirate Investment Properties LLC	Funds from Account	1122-000	\$658.29		\$7,642.80
03/05/2019	(18)	Triumvirate Investment Properties	Rents	1122-000	\$1,508.30		\$9,151.10
03/22/2019	3011	Future Insurance Agency Inc	Acct No. 007503974 614 11th Street	2420-000		\$92.65	\$9,058.45
03/22/2019	3012	Future Insurance Agency Inc	Acct No. 007535831 115 N. Monroe	2420-000		\$62.86	\$8,995.59
03/22/2019	3013	Future Insurance Agency Inc	Acct No. 007535830 124 N. Madison	2420-000		\$68.73	\$8,926.86

FORM 2

CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No. 18-22136-DSO Trustee Name: Daniel C.
 Case Name: TRIUMVIRATE INVESTMENT PROPERTIES, LLC Bank Name: Himmelspach
 Primary Taxpayer ID #: **-***0556 Checking Acct #: *****3601
 Co-Debtor Taxpayer ID #: Account Title:
 For Period Beginning: 11/8/2018 Blanket bond (per case limit): \$2,000,000.00
 For Period Ending: 8/6/2020 Separate bond (if applicable):

1	2	3	4	5	6	7	
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
03/22/2019	3014	Alliance Contracting & Design, Inc.	Rental Repairs: Invoice No. 096577 Invoice No. 096601 Invoice No. 096636 Invoice No. 096678 Invoice No. 096679 Invoice No. 096729	*		\$1,931.25	\$6,995.61
			Invoice No. 096577 \$(798.75)	2420-000			\$6,995.61
			Invoice No. 096601 \$(420.00)	2420-000			\$6,995.61
			Invoice No. 096636 \$(137.50)	2420-000			\$6,995.61
			Invoice No. 096678 \$(325.00)	2420-000			\$6,995.61
			Invoice No. 096679 \$(200.00)	2420-000			\$6,995.61
			Invoice No. 096729 \$(50.00)	2420-000			\$6,995.61
03/25/2019	(18)	Triumvirate Investment Properties LLC	Rents Received	1122-000	\$650.00		\$7,645.61
04/10/2019	3015	Future Insurance Agency Inc	Account Number 007535830 Account Number 007535831 Account Number 007936116 Account Number 007936117	*		\$459.65	\$7,185.96
			Account Number 007535830 \$(152.46)	2420-000			\$7,185.96
			Account Number 007535831 \$(140.72)	2420-000			\$7,185.96
			Account Number 007936116 \$(62.32)	2420-000			\$7,185.96
			Account Number 007936117 \$(104.15)	2420-000			\$7,185.96
04/25/2019	(18)	Triumvirate Investment Properties LLC	Rental Income	1122-000	\$3,090.00		\$10,275.96
04/26/2019	3005	VOID: Future Insurance Agency Inc	(VOID) 307 N Sherman St. Bay City, MI 48708 Acct. No. 014706062	2420-753		(\$60.01)	\$10,335.97

FORM 2
CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No.	<u>18-22136-DSO</u>	Trustee Name:	<u>Daniel C.</u>
Case Name:	<u>TRIUMVIRATE INVESTMENT PROPERTIES, LLC</u>	Bank Name:	<u>Himmelsbach</u>
Primary Taxpayer ID #:	<u>**-***0556</u>	Checking Acct #:	<u>*****3601</u>
Co-Debtor Taxpayer ID #:		Account Title:	
For Period Beginning:	<u>11/8/2018</u>	Blanket bond (per case limit):	<u>\$2,000,000.00</u>
For Period Ending:	<u>8/6/2020</u>	Separate bond (if applicable):	

1	2	3	4	5	6	7	
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
09/03/2019		Crossroads Title Company	Sale Proceeds from 1705 Hudson Street	*	\$3,986.52		\$14,322.49
	{16}		Sale Proceeds from 1705 Hudson Street \$8,100.00	1110-000			\$14,322.49
	{16}		City/Township Taxes \$407.85 8/22/19-6/30/20	1290-000			\$14,322.49
	{16}		Tax Proration \$199.53 8/22/19-12/31/19	1290-000			\$14,322.49
			Settlement/Closing Fee to Crossroads Title Agency \$(100.00)	2500-000			\$14,322.49
			Title Insurance \$(317.00)	2420-750			\$14,322.49
			\$1,250.00 Listing Agent Commission and \$1,250.00 Selling Agent Commission.	3510-000			\$14,322.49
			County Transfer Tax to Register of Deed \$(9.35)	2500-000			\$14,322.49
			Order approving sales to Register of Deeds \$(30.00)	2500-000			\$14,322.49
			State Transfer Tax to Register of Deeds \$(63.75)	2500-000			\$14,322.49
			Property Taxes to City of Essexville Treasurer \$(475.39)	2500-000			\$14,322.49
			Delinquent 2017 Taxes to Bay City Treasurer \$(618.47)	2500-000			\$14,322.49
			Delinquent 2018 Taxes to Bay County Treasurer \$(606.90)	2500-000			\$14,322.49

FORM 2

CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No.	18-22136-DSO	Trustee Name:	Daniel C. Himmelsbach
Case Name:	TRIUMVIRATE INVESTMENT PROPERTIES, LLC	Bank Name:	Veritex Community Bank
Primary Taxpayer ID #:	**-***0556	Checking Acct #:	*****3601
Co-Debtor Taxpayer ID #:		Account Title:	
For Period Beginning:	11/8/2018	Blanket bond (per case limit):	\$2,000,000.00
For Period Ending:	8/6/2020	Separate bond (if applicable):	

1	2	3	4	5	6	7	
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
10/17/2019		Crossroads Title Agency	Sale Proceeds - 805 Ninth Street	*	\$2,612.93		\$16,935.42
	{8}		Sale Proceeds - 805 Ninth Street \$8,000.00	1110-000			\$16,935.42
	{19}		City/Township Taxes \$933.00 10/14/19-6/30/20	1290-000			\$16,935.42
	{19}		Tax Proration \$25.13 10/14/19-12/31/19	1290-000			\$16,935.42
			Settlement/Closing Fee to Crossroads Title Agency \$(100.00)	2500-000			\$16,935.42
			Owner's Title Insurance to Crossroads Title Agency \$(311.75)	2500-000			\$16,935.42
			Commission - Listing Agent to MDL Realty \$(1,250.00)	3510-000			\$16,935.42
			Commission - Selling Agent to Keller William \$(1,250.00)	3510-000			\$16,935.42
			County Transfer Tax to Register of Deed \$(8.80)	2500-000			\$16,935.42
			Recorded Order to Register of Deeds \$(30.00)	2500-000			\$16,935.42
			State Transfer Tax to Register of Deeds \$(60.00)	2500-000			\$16,935.42
			Property Taxes to City of Bay City Treasurer \$(1,334.25)	4700-000			\$16,935.42
			Utility Act 101704562-29 to City of Bay City Utility \$(1,607.60)	2500-000			\$16,935.42
			Utility Act 101704562-30 to City of Bay City Utility Dept. \$(392.80)	2500-000			\$16,935.42

FORM 2

CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No.	18-22136-DSO			Trustee Name:	Daniel C. Himmelspach		
Case Name:	TRIUMVIRATE INVESTMENT PROPERTIES, LLC			Bank Name:	Veritex Community Bank		
Primary Taxpayer ID #:	**-***0556			Checking Acct #:	*****3601		
Co-Debtor Taxpayer ID #:				Account Title:			
For Period Beginning:	11/8/2018			Blanket bond (per case limit):	\$2,000,000.00		
For Period Ending:	8/6/2020			Separate bond (if applicable):			
1	2	3	4	5	6	7	
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
10/29/2019		Crossroads Title Agency	Proceeds from Sale of 15 N Monroe Street, Bay City MI	*	\$940.57		\$17,875.99
	{7}		Proceeds from Sale of 15 N Monroe Street, Bay City MI \$7,000.00	1110-000			\$17,875.99
	{19}		City/Township Taxes \$842.15 Adjustments	1290-000			\$17,875.99
	{19}		Tax Prorations \$21.87	1290-000			\$17,875.99
			Settlement/Closing Fee to Crossroads Title Agency \$(100.00)	2500-000			\$17,875.99
			Owner's Title Insurance to Crossroads Title Agency \$(306.50)	2500-000			\$17,875.99
			Realtor Commission - Listing Agency to MDL Realty \$(2,500.00)	3510-000			\$17,875.99
			County Transfer Tax to Register of Deed \$(7.70)	2500-000			\$17,875.99
			Record Order to Register of Deed \$(30.00)	2500-000			\$17,875.99
			State Transfer Tax to Register of Deed \$(52.50)	2500-000			\$17,875.99
			Property Taxes to City/Township Treasurer \$(1,223.07)	2500-000			\$17,875.99
			Delinq. lien to 19 Winter Tax to City/Township Treasurer \$(642.51)	2500-000			\$17,875.99
			Utility Acct. 10180362-11 to City/Township Treasurer \$(1,072.37)	2500-000			\$17,875.99
			Utility Acct to 10180362-12 to City/Township Treasurer \$(392.80)	2500-000			\$17,875.99
			Four (4) Weeding Cutting Invoices to City/Township Treasurer \$(596.00)	2500-000			\$17,875.99
12/02/2019	3016	Insurance Partners Agency, Inc.	2019 Blanket Bond	2300-000		\$6.22	\$17,869.77
12/04/2019	(7)	Crossroads Title Agency	Overcharge refund for weed cutting	1110-000	\$123.00		\$17,992.77
05/07/2020	3017	Daniel C. Himmelspach, Trustee	Trustee Compensation and Trustee Expenses p/o 5/5/20	*		\$5,438.54	\$12,554.23
			Trustee Compensation p/o 5/5/20 \$(4,724.79)	2100-000			\$12,554.23
			Trustee Expenses p/o 5/5/20 \$(713.75)	2200-000			\$12,554.23

FORM 2
CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No.	<u>18-22136-DSO</u>	Trustee Name:	<u>Daniel C. Himmelsbach</u>
Case Name:	<u>TRIUMVIRATE INVESTMENT PROPERTIES, LLC</u>	Bank Name:	<u>Veritex Community Bank</u>
Primary Taxpayer ID #:	<u>**-***0556</u>	Checking Acct #:	<u>*****3601</u>
Co-Debtor Taxpayer ID #:		Account Title:	
For Period Beginning:	<u>11/8/2018</u>	Blanket bond (per case limit):	<u>\$2,000,000.00</u>
For Period Ending:	<u>8/6/2020</u>	Separate bond (if applicable):	

1	2	3	4	5	6	7	
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
05/07/2020	3018	Daniel C. Himmelsbach	Attorney for Trustee Compensation p/o 5/5/20	3110-000		\$7,120.00	\$5,434.23
05/07/2020	3019	Law Office of Phillips & Phillips, PC	Special Counsel Compensation and Expenses	*		\$1,173.72	\$4,260.51
			Special Counsel Expenses \$(141.22)	3220-610			\$4,260.51
			Special Counsel Compensation \$(1,032.50)	3210-600			\$4,260.51
05/07/2020	3020	CONSUMERS ENERGY COMPANY	Claim 1 and Claim 3	*		\$2,051.36	\$2,209.15
			Claims 1 \$(1,450.44)	7100-000			\$2,209.15
			Claim 3 \$(600.92)	7100-000			\$2,209.15
05/07/2020	3021	Krystal C. Danielak	Claim #: 2;	7100-000		\$909.15	\$1,300.00
05/07/2020	3022	Isabella Bank	Claim #: 4;	2990-000		\$1,300.00	\$0.00
TOTALS:					\$21,758.39	\$21,758.39	\$0.00
Less: Bank transfers/CDs					\$0.00	\$0.00	
Subtotal					\$21,758.39	\$21,758.39	
Less: Payments to debtors					\$0.00	\$0.00	
Net					\$21,758.39	\$21,758.39	

For the period of 11/8/2018 to 8/6/2020

Total Compensable Receipts:	\$39,747.90
Total Non-Compensable Receipts:	\$0.00
Total Comp/Non Comp Receipts:	<u>\$39,747.90</u>
Total Internal/Transfer Receipts:	\$0.00
 Total Compensable Disbursements:	\$39,747.90
Total Non-Compensable Disbursements:	\$0.00
Total Comp/Non Comp Disbursements:	<u>\$39,747.90</u>
Total Internal/Transfer Disbursements:	\$0.00

For the entire history of the account between 02/08/2019 to 8/6/2020

Total Compensable Receipts:	\$39,747.90
Total Non-Compensable Receipts:	\$0.00
Total Comp/Non Comp Receipts:	<u>\$39,747.90</u>
Total Internal/Transfer Receipts:	\$0.00
 Total Compensable Disbursements:	\$39,747.90
Total Non-Compensable Disbursements:	\$0.00
Total Comp/Non Comp Disbursements:	<u>\$39,747.90</u>
Total Internal/Transfer Disbursements:	\$0.00

FORM 2
CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No.	18-22136-DSO	Trustee Name:	Daniel C.
Case Name:	TRIUMVIRATE INVESTMENT PROPERTIES, LLC	Bank Name:	Himmelsbach
Primary Taxpayer ID #:	**-***0556	Checking Acct #:	*****3601
Co-Debtor Taxpayer ID #:		Account Title:	
For Period Beginning:	11/8/2018	Blanket bond (per case limit):	\$2,000,000.00
For Period Ending:	8/6/2020	Separate bond (if applicable):	

1	2	3	4	5	6	7	
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance

TOTAL - ALL ACCOUNTS	NET DEPOSITS	NET DISBURSE	ACCOUNT BALANCES
		\$21,758.39	\$21,758.39
			\$0.00

For the period of 11/8/2018 to 8/6/2020

Total Compensable Receipts:	\$39,747.90
Total Non-Compensable Receipts:	\$0.00
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Total Comp/Non Comp Receipts:	\$39,747.90
Total Internal/Transfer Receipts:	\$0.00
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Total Compensable Disbursements:	\$39,747.90
Total Non-Compensable Disbursements:	\$0.00
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Total Comp/Non Comp Disbursements:	\$39,747.90
Total Internal/Transfer Disbursements:	\$0.00

For the entire history of the case between 11/08/2018 to 8/6/2020

Total Compensable Receipts:	\$39,747.90
Total Non-Compensable Receipts:	\$0.00
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Total Comp/Non Comp Receipts:	\$39,747.90
Total Internal/Transfer Receipts:	\$0.00
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Total Compensable Disbursements:	\$39,747.90
Total Non-Compensable Disbursements:	\$0.00
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Total Comp/Non Comp Disbursements:	\$39,747.90
Total Internal/Transfer Disbursements:	\$0.00

/s/ DANIEL C. HIMMELSPACH

DANIEL C. HIMMELSPACH
Chapter 7 Trustee
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Saginaw, MI 48603
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trusteehimmelsbach@gmail.com